

008.A

0001

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

236,200 / 236,200

USE VALUE:

236,200 / 236,200

ASSESSED:

236,200 / 236,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		BELKNAP ST, ARLINGTON

OWNERSHIP	Unit #:	4
------------------	---------	---

Owner 1: GUPTA MEENAKSHI CHHABRA &

Owner 2: GUPTA ANKUR

Owner 3:

Street 1: 58 HILLCREST AVE

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: LEE KATHRYN -

Owner 2: -

Street 1: 57 LAWRENCE STREET UNIT 1

Twn/City: WALTHAM

St/Prov: MA Cntry

Postal: 02451

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Exterior and 368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7715									G7	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	235,500	700		236,200		271233
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

**Patriot**

Properties Inc.

USER DEFINED

Prior Id # 1:	6987
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	20:16:26
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	235,500	700	.		236,200		Year end	12/23/2021
2021	102	FV	212,900	700	.		213,600		Year End Roll	12/10/2020
2020	102	FV	197,600	700	.		198,300	198,300	Year End Roll	12/18/2019
2019	102	FV	177,900	700	.		178,600	178,600	Year End Roll	1/3/2019
2018	102	FV	147,800	700	.		148,500	148,500	Year End Roll	12/20/2017
2017	102	FV	137,800	700	.		138,500	138,500	Year End Roll	1/3/2017
2016	102	FV	137,800	700	.		138,500	138,500	Year End	1/4/2016
2015	102	FV	130,100	700	.		130,800	130,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE KATHRYN,	60140-23		10/1/2012		145,000	No	No		
CACCIOLA EDWARD	46284-403		10/14/2005		136,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
1/5/2013	MLS	EMK	Ellen K
3/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	ALL UNITS ARE STUFDIOS W/FULL BATH.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	6 - Slab			A 3QBth:		Rating:											
Frame:	3 - Concrete			1/2 Bath:		Rating:											
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			OTHER FEATURES													
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:				Frl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade: C - Average				CONDOS INFORMATION													
Year Blt:	1971	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G7	Fact:		Floor: 2 - 2nd Floor													
Const Mod:				% Own: 12.50000000													
Lump Sum Adj:				Name:													
DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	10			Phys Cond:	AV - Average	28	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	1 - Drywall			Functional:			%	Interior:	1	3	1	2					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:	14 - Asphalt Tile	25 %		Total:	28.8	%		Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 325.00				Heating:									
Bsmnt Gar:				Size Adj.: 2.13043475				General:									
Electric:	3 - Typical			Const Adj.: 0.96418488				Totals	1	3	1						
Insulation:	2 - Typical			Adj \$ / SQ: 667.593													
Int vs Ext:	S			Other Features: 30000													
Heat Fuel:	2 - Gas			Grade Factor: 1.00													
Heat Type:	3 - Forced H/W			NBHD Inf: 1.20000005													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor: 1.00													
Solar HW:	NO	Central Vac: NO		Adj Total: 330809													
% Com Wal		% Sprinkled 0		Depreciation: 95273				Juris. Factor:	1.00	Before Depr:	801.11						
				Depreciated Total: 235536				Special Features:	0	Val/Su Net:	639.95						
								Final Total:	235500	Val/Su SzAd:	639.95						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 008.A-0001-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1	225	A	AV	1985	4.00	T	27.2	102			700		700

UnSketched SubAreas:
GLA: 368,

Sum Area By Label :

Sub Area Detail

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	368	667.590	245,674					
Size Ad	368	Gross Area	368	FinArea	368				
Net Sketched Area: 368				Total:	245,674				

Sub Area

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	368	667.590	245,674					
Size Ad	368	Gross Area	368	FinArea	368				
Net Sketched Area: 368				Total:	245,674				

Image

AssessPro Patriot Properties, Inc